GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development (CRDA) Department – Procurement of Land and Structures under Negotiated Settlement Policy - Amendment – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (CRDA.2) DEPARTMENT

G.O.MS.No. 142 **Dated: 29-07-2025**

Read the following:-

1. G.O.Ms.No.153, MA&UD(CRDA.2) Department, Dt.19.04.2017.
2. G.O.Ms.No.420, MA&UD(CRDA)Dept., Dt.31.12.2018.
3. Resolution No.543/2025 of 48th APCRDA authority meeting, Dt.02.06.2025
4. From the Commissioner, APCRDA, Lr.No.MAU61-COOR0MEET(CM)/4/ 2025-OM, Dt:07-06-2025.

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ORDER:-

In the reference 4th read above, the Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada has submitted that, the 48th APCRDA Authority Meeting held on 02nd June, 2025 has passed the following resolution on the agenda item and recommended to place before the Government for necessary approval.

RESOLUTION NO.	SUBJECT	RESOLUTION
543/2025	**APCRDA -** Amendment to compensation payable in Para 3 of G.O.Ms No. 153, MA&UD Dept., Dt.19.04.2017 as amended vide G.O.Ms. No. 420, MA &UD (CRDA.2) Dept, dt:31.12.2018.	It is hereby RESOLVED THAT the proposed Amendment to compensation payable vide G.O.Ms No. 153, Municipal Administration & Urban Development (CRDA.2) Department dated 19.04.2017 read with G.O.Ms.No. 420, MA & UD (CRDA.2) Department, dt: 31.12.2018 is approved.

2. After careful examination of the matter, the Government hereby issues the following amendments to the para-3 (procurement of land in R1 Zone and acquisition of scattered houses outside R1 Zone) of Negotiated Settlement Policy issued in the G.O.Ms.No.153, MA&UD(CRDA) Department,

dt.19.04.2017, and as amended in G.O.Ms.No.420, MA & UD (CRDA.2) Department, dt: 31.12.2018, as proposed by the Commissioner, CRDA.

Sl. No.	Property No.	Description	Compensation
	EXISTING PROVISION		
1.	Residential use in R1 Zone	House / Residential Plot Excluding Common area	(1) Double the structure value. (2) Nearest standard plot in RH colony equal to plinth area of structure / house site with applicable zoning regulations for R1 Zone.
	AMENDMENT		
	Residential use in R1 Zone	House/Residential Plot	(1) Double the structure value. (2) Land to land nearest standard plot as per Plot Allotment Policy in R1 Zone
EXISTING PROVISION			
2.	Non-Agriculture / Other use in R1 Zone	As is land use i.e., barons, hayricks etc.,	(1) Double the structure value (2) Land to land for same land use.
	AMENDMENT		
	- NIL -		
3.	**EXISTING PROVISION**		
	Commercial / Industrial use in R1 Zone or Scattered commercial / Industrial Structures outside R1 Zone	Existing structures like shops or Commercial / Industrial Structures excluding common area	(1) Double the structure value. (2) Nearest standard plot as per Plot Allotment Policy in RH center equal to plinth area of structure, without any amalgamation of plots. The FSI shall be as per Zoning Regulations.
3 (a)	**AMENDMENT**		
	Commercial structures/ Industrial structures in R1 Zone	Existing structures like shops or Commercial/ Industrial Structures	(1) Double the structure value. (2) Land to land nearest standard plot as per Plot Allotment Policy in RH center. The FSI shall be as per Zoning Regulations.
3 (b)	Scattered commercial / Industrial Structures outside R1 Zone	Existing structures like shops or Commercial/ Industrial Structures excluding common area	(1) Double the structure value. (2) Nearest standard plot as per Plot Allotment Policy in RH centre equal to plinth area of structure. The FSI shall be as per Zoning Regulations. (3) For Common area, LPS guidelines shall be applicable.

Sl. No.	Property No.	Description	Compensation
4.	**EXISTING PROVISION**		
	Scattered residential Houses in LPS area other than R1 Zone / Lanka Lands	Residential Houses that are constructed and the owner is living in the agricultural fields.	(1) Double the structure value. (2) Allotment of residential entitled nearest standard plot as per Plot Allotment Policy subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations.
	AMENDMENT		
	Scattered residential Houses in LPS area other than Lanka Lands outside R1 Zone.	Residential Houses that are constructed and the owner is living in the agricultural fields.	(1) Double the structure value. (2) Allotment of residential entitled nearest standard plot as per Plot Allotment Policy subject to maximum of 500 square yards in RH Colony. The FSI shall be as per Zoning Regulations. (3) For the balance area, if any, LPS guidelines shall be applicable.
5.	**ADDITON**		
	Eligible encroachments in Government land if occupied by Residential House	House/Residential Plot	Land to land with minimum of 96 Sq.Yards residential plot for PDFs who are eligible encroachers on Government lands, to a maximum of 120 Sq. Yards notwithstanding the extent of encroachment on Government land on ground.

Other Benefits :

S.No	Benefit	EXISTING PROVISION	AMENDMENT
a	Housing Unit for Residential House	One-time construction grant as per GoAP norms or minimum Rs.1,50,000/-	One-time construction grant as per GoAP norms or minimum Rs.1,80,000/-.
b	Transportation cost for displaced House	Rs.50,000/-	Rs.72,000/-
c	Re-construction of cattle shed / petty Shop	Rs.25,000/-	Rs.36,000/-
d	One time grant for artisan / small traders / certain others	Rs.25,000/-	Rs.36,000/-
e	Loss of livelihood Grant to Project affected	Rs.2,500/- per month for a period of 10 years	Rs.5,000/- per month for a period of

	families	if not receiving pension under LPS.	10 years if not receiving pension under LPS.
f	One time re-settlement allowance to all project affected families	Rs.50,000/-	Rs.72,000/-
g	Subsistence grant to all project displaced families	Rs.3,000/- per month for a period of 12 months	Rs.5,000/- per month for a period of 12 months inclusive of rent purpose.

Note: Unit costs shall be revised based on Consumer Price Index for Agricultural Labourers from the year 2018–19 onwards, applicable to benefits (a) to (g).

3. This order issues with the concurrence of Finance Department vide their U.O.No.44027/41/2017, dt.04.06.2025. (C.No.17072).

4. The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

Copy to:

The PS to Secretary to Hon'ble Chief Minister.
The PS to Hon'ble Minister (MA&UD).
The PS to Chief Secretary to Government.
The PS to Secretary to Government, MA&UD Department.
The General Administration (Cabinet) Department.
The Finance Department.
Sf/Sc.

//FORWARDED :: BY ORDER//

SECTION OFFICER